



City of Santa Barbara
Airport Department

DATE: November 18, 2009
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – R2Sonic, LLC

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with R2Sonic, LLC, a California Limited Liability Company, for 2,180 square feet of Building 312 at 1503 Cecil Cook Place, at the Santa Barbara Airport, effective November 1, 2009, for a monthly rental of \$3,182, exclusive of utilities.

DISCUSSION:

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

R2Sonic has been an Airport tenant since 2005, operating an acoustical research and development company. The Premises are used for design, administration, marketing and research and development. The proposed expansion will mark the fifth time R2Sonic has expanded its leased space in Building 312 to accommodate its growing business.

The proposed monthly rental of \$3,182 is based on a rate of \$1.46 per square foot and is comparable to other buildings on the Airport for similar use and in similar condition. R2Sonic will also pay monthly utilities charges of \$114 for electricity, \$106 for water, \$17 for sewer, and \$133 for common area maintenance.

The proposed Lease Agreement was negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map